

1383160

STATE BAR OF WISCONSIN FORM 1 - 1999

## WARRANTY DEED

Document Number

This Deed, made between Debra J. Bechard f/k/a Debra J. Pelkey

Grantor,  
and David A. Zahn and Jamie M. Zahn, husband and wife  
as survivorship marital property

Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Outagamie County, State of Wisconsin (the "Property") (if more space is needed, please attach addendum): Part of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 24 North, Range 15 East, lying East of Clark Street in the Village of Bear Creek, bounded and described as follows: Beginning at the Southeast corner of Lot 21 of Clark's Second Addition to Welcome, run thence North along the East line of Clark's Second Addition and along a true extension thereof 171.00 feet; thence East as a right angle to Clark Street 120.00 feet; thence South 171.00 feet; thence West 120.00 feet to the place of beginning.

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except for easements, restrictions, and reservations of record, if any.

Dated this 12th day of October, 2000.

Debra J. Bechard

\* Debra J. Bechard

## AUTHENTICATION

Signature(s) \_\_\_\_\_

authenticated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_)

authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Steven H. Loehrke, Broker

Acres of America, Inc.

(Signatures may be authenticated or acknowledged. Both are not necessary.)

WARRANTY DEED

STATE BAR OF WISCONSIN

FORM No. 1-1999

\*Names of persons signing in any capacity must be typed or printed below their signature.

Produced with ZipForm™ by RE FormNet, LLC 18025 Fifteen Mile Road, Clinton Township Michigan 48038, (800) 383-9805  
Acres of America Inc 701 N Mill St, Wausau WI 54983-8314 Phone: (920) 867-3600 Fax: (920) 867-3610 03433210.U/PD

OUTAGAMIE COUNTY  
RECEIVED FOR RECORD

OCT 16 2000

AT 2:30 O'CLOCK A.M. P.M.  
JANICE FLENZ  
REGISTER OF DEEDS

Recording Area

Name and Return Address

David A. Zahn  
PO BOX 182  
Bear Creek WI 54922

21-0-0199-01-5

Parcel Identification Number (PIN)

This is not homestead property.  
(is) (is not)

TRANSFER

\$ 18.00

FEE

## ACKNOWLEDGMENT

STATE OF WISCONSIN )

Waupaca County, ) ss.

Personally came before me this 9TH day of October, 2000 the above named

Debra J. Bechard

to me known to be the person \_\_\_\_\_ who executed the foregoing instrument and acknowledged the same.

\* Steven H. Loehrke

Notary Public, State of Wisconsin

My Commission is permanent. (If not, state expiration date: September 16, 2001.)

Mr. David Zahn  
P.O. Box 182  
Bear Creek, WI 54922

RE: Site Closure for Waugamie FS Cooperative, 308 Clark Street, Bear Creek, Wisconsin

To Whom It May Concern:

Groundwater contamination has migrated onto your property located on Durrel Street in Bear Creek, Wisconsin. The levels of alachlor contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. We believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code, and we will be requesting that the Department of Natural Resources accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020 if you are calling from out of state or within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: *Guidance for Dealing with Properties Affected by Off-Site Contamination*.

The Department of Natural Resources will not review our closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to this closure request, you should mail that information to:

Ms. Jennifer Tobias  
Department of Natural Resources - Oshkosh Service Center  
625 East County Road Y, STE 700  
Oshkosh, Wisconsin 54901-9731  
Telephone: 920-424-3050

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

The Bear Creek Well Abandonment Ordinance, dated December 20, 1990, was presented in a series of public meetings in the Fall of 1990. This ordinance, which is attached, requires that all wells located on premises served by the Bear Creek municipal water system be abandoned by July 31, 1991 or no later than 1 year from the date of connection to the municipal water system, whichever occurred last, unless a well operation permit was obtained from the Village Clerk. The Village Clerk can grant a permit for a private well for a period not to exceed 5 years if certain conditions are met, one of which is the justification of the well as being necessary in addition to water provided by the municipal water system.

Should you or any subsequent property owner wish to construct a well on your property, special well construction standards may be necessary to protect the well from residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Diggers Hotline (1-800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water program within the Department of Natural Resources if your property is located within the designated area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the Department makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at [www.dnr.state.us/org/at/et/geo/gwur](http://www.dnr.state.us/org/at/et/geo/gwur). A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact us at:

Waugamie FS Cooperative  
C/O Attorney H. Dale Peterson  
Stroud, Willink & Howard, LLC  
25 West Main Street  
P.O. Box 2236  
Madison, Wisconsin 53701-2236  
Telephone: 608-257-2281

or you may contact Ms. Jennifer Tobias, DNR, at the address and telephone number listed above.

Sincerely,

Waugamie FS Cooperative

By:

H. Dale Peterson  
Stroud, Willink & Howard, LLC  
25 West Main Street  
P.O. Box 2236  
Madison, Wisconsin 53701-2236

Enclosures:

Legal Description

WDNR's Natural Attenuation Fact Sheet

Bear Creek Well Abandonment Ordinance

**Legal Description of Property to be Included in WDNR GIS Registry**

Tax Parcel 21-0-0199-01-5

Part of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 24 North, Range 15 East, lying East of Clark Street in the Village of Bear Creek, bounded and described as follows:  
Beginning at the Southeast corner of Lot 21 of Clark's Second Addition to Welcome, run thence North along the East line of Clark's Second Addition and along a true extension thereof 171.00 feet; thence East as a right angle to Clark Street 120.00 feet; thence South 171.00 feet; thence West 120.00 feet to the place of beginning.